

## Epping Forest District Council Representations to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID	1447	Name	Kevin	Ellerbeck	ELA Design
Method	Email				
Date	24/11/2016				

This document has been created using information from the Council’s database of responses to the Draft Local Plan Consultation 2016. Some elements of the full response such as formatting and images may not appear accurately. Should you wish to review the original response, please contact the Planning Policy team: [ldfconsult@eppingforestdc.gov.uk](mailto:ldfconsult@eppingforestdc.gov.uk)

### Letter or Email Response:

Dear Chloe, Further to my previous email, there was one very, very important matter that I failed to address. This is with respect to the Settlement buffer zones. In the Document B1.5.2 is set out that the Western Area, that is described as:- “This option provides opportunities to maximise existing urban brownfield land and develop on lower performing Green Belt sites immediately adjacent to the settlement”. But the area includes area SR-0298 that is an expanse of green field land that is not only part of the Lee Valley Regional Park but is a former landfill area as well. The crazy thing is that immediately to the West of this area is Nursery Road, with about 25 residential properties in a “ribbon” style development along the road. This area is clearly part of the Nazeing Village Built Settlement and is located only 300m from the shops in Nazeing. Broxlea Nursery is immediately to the North of these houses. I enclose a further aerial photo showing the area SR-0298 and the Nursery Road houses (in red) and Broxlea Mushroom Farm (in brown). The above clearly illustrates that the Western Area, as shown in B1.5.2 is clearly deficient in that Nursery Road is not included in this area. Furthermore, Nursery Road, if it was included, matches up the the Southern Area of assessment (SR-0299), as is clearly shown on the enclosed photo. So not only should Broxlea Mushroom Farm be considered in the Call for Sites Appraisal, but the Western Area needs to be expanded to include the Nursery Road properties that are part of the built envelope of the Village. I hop this assists. Kind Regards ...Redacted...

For the attention of Chloe Salisbury - ARUP Dear Chloe, I refer to our recent meeting at the EFDC Offices to discuss the above site. I wish to resubmit the site in the “Call for Sites” procedure, but I have not completed another form as the site is already on your records. I hope this is ok. This site is identified in the SLAA Report Ref SR-0209. It is discounted and taken no further due to “Major Policy Constraints”. This is in relation to potential land contamination. It is mentioned in the SLAA Report that it cannot be taken any further until “further investigation”. Well, this further investigation has now been carried out. A current planning application is being considered for part of the overall site (EPF/1493/16). The current site has been reduced to omit the landfill area and the submitted application is for 7 no. Self-Build Houses. With respect to the Land Contamination, this aspect has been “signed-off” by Jane Gravelle the EFDC Land Contamination Officer on 12th October (consultation response enclosed). So the original major policy constraint has now been removed. But not only is this current application for a residential consent, it is for a Self-Build scheme in accordance with the Housing & Planning Act 2016. As EFDC do not currently have any self-build planning consents issued in accordance with this Act, this site fulfils a very special need. A recently commissioned Addendum Planning Statement was issued following the issue of the Draft Local Plan. A copy is enclosed. When you read this you will see how compelling the arguments are for the grant of this planning consent. In the ARUP Site Suitability Assessment, the form is repeated and the figures inserted for Broxlea Farm. This assessment form is

### Response to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID	1447	Name	Kevin	Ellerbeck
----------------	------	------	-------	-----------

enclosed. It shows a score of more than Zero, with some 10 plusses and only 2 minuses. This shows just how suitable this site is assessed for residential development. In addition, I enclose a "site appraisal sheet", as used by you for the SLAA Assessment. It gives a very low figure of only 1.243 and shows just how sustainable the site is with respect to its location to the centre of Nazeing Village (only 400m away), the local bus service in Nazeing Road and the Main Rail Hub Station at Broxbourne (about 1 mile away). The whole of the current application site is located in Flood Zone 2. So as far as the Draft Local Plan is concerned, the Broxlea Nursery site is 100% deliverable, achievable and immediately ready for residential development. If this planning consent is issued, then the proposed 220 houses in the DLP of green field sites can be reduced by 7 houses. If you have any queries or questions, please contact me by email or by phone ...Redacted... Can you please confirm receipt of this email. Kind Regards ...Redacted...